

EXERCISE #1(Agenda Item #5)

Brownfield Site Selection/Prioritization

Below are five brownfield sites with various attributes. Please evaluate each site and rank the five in order from most developable to least developable from the perspective of a city economic development professional. Please explain the basis for your ranking, including which criteria were used and how much weight each criteria received relative to the others. (see form on second page)

Site #1: **County Carbon Site**

20 acre site. Former coal processing operation. Zoned heavy industrial. Office building needs demolition - expected cost \$200,000. Rail spur onsite. Utilities all in place. Within 1/4 mile of residential neighborhood. Within two miles of a freeway exchange. Phase II indicates presence of coal tar residue on-site in two large piles. Estimated cleanup cost - \$2-20,000,000 depending upon level of cleanup. Clean cost of land estimated at \$1,000,000/acre to remove all contamination, \$100,000/acre for Risk Based Corrective Action (engineering barriers & institutional controls). Property deeded to City after County treasurers sale failed to move site. Tax lien of \$3.2 million forgiven. Site exists within state enterprise zone. No current end-use interest from private sector.

Site #2: **Vann Silo Site**

4 acre site. Group of about 20 silos. Served by railroad spur. Estimated \$10 million to demolish. Property still owned by original owner, who lives out of town. Phase II reveals fumigant, carbon tetrachloride in soil, & some asbestos & Lead based paint on structures. Property appears to also be used currently through a lease arrangement as auto scrap storage, so there is the possibility of contamination by automotive fluids. Taxes are current.

Site #3: **Doolan Farm Machinery Site**

10 acre site. Former facility used to sell and service farm machinery. There is a 4 acre wetland on-site and possible contamination from asbestos, oil and metals. No ESA's conducted yet. The site has rail access and all utilities are in place. Close to highway. There are two 40,000 sq ft buildings intact on site. Property is in bankruptcy/Chapter 7. Back taxes of \$750,000.

Site #4: **Doyle Gravel Pit**

40 acre site. Abandoned, gravel pit. Was used as an illegal trash dump for approximately 5 years. About 100 feet below grade, steep unstable slopes & filled with water. Despite fence & "do not enter signs" area youth use it as swimming hole – one teen drowned there last summer. Isolated part of County, not near interstate or any built up residential area.

Site #5: **Bartsch Dump Site**

20 acre site. Never used. Owned by City Redevelopment Commission. Evidence of open dumping. Adjacent to 40 acre superfund removal site, and also to residential neighborhood that is highly motivated to see a non-polluting reuse of property. Superfund site tax delinquent. \$3 million environmental lien on property. US EPA cost recovery action in progress. Statute of limitations of cost recovery - 1 year. Removal has been completed but solid waste piles remain on-site - estimate \$750,000. Release of asphalt tar from Superfund site evident on West point property. Phase III cleanup estimate - \$500,000. Major developer interested in acquiring both sites. Asking for full indemnification against future liability from City. Potential for 500 new jobs. Light industrial clean manufacturing of paper products. Needs utilities, roadway. Has rail access.

Site #6: **Goldfarb School Site**

10 Acre site. Former school, built 1910 and vacant for 10 years. Contaminated with asbestos, lead based paint and pigeon droppings. In older residential area. Community exclusively single family detached homes. School district owns property, does not pay taxes and wants \$2 million for site.

Site #6: Clarke General Store & vicinity

5 Acre site. Ever since the regional Wal-Mart was built in Carson City, about 5 miles away, the downtown has deteriorated. The bank now owns the Clarke General Store, the largest structure, but about 5 other families own the other buildings. All were built prior to 1930, although the original facades have changed. You've been told on an informal basis that there is "lots" of lead based paint & asbestos in the buildings and underground (fuel oil) tanks. The police suspect that one of the shuttered storefronts was used as a meth lab.

CASE STUDY WORKSHEET

PROJECT	PRIORITIZATION CRITERIA OR ATTRIBUTES						
	<i>Example: Development Incentives</i>						
<u>County Carbon Site</u>							
<u>Vann Silo</u>							
<u>Doolan Farm Machinery</u>							
<u>Doyle Gravel Pit</u>							
<u>Bartsch Dump</u>							
<u>Goldfarb School</u>							
<u>Clarke General Store</u>							
TOTAL SCORE							